

AGENDA
PLANNING AND ZONING COMMISSION
Monday, July 15, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **June 17, 2019**
[June 17, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-9-19 10500- 12800 UND Burbank**
To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood on the property located on the south side of Burbank Drive, to the east of Bluebonnet Boulevard, on a portion of Tract Y-2-A-1 of the property of Longwood and Burtville. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in conditions
Related Cases 48-19 & S-11-19
[Application](#) [Staff Report](#)

3. **Case 48-19 10500- 12800 UND Burbank**

To rezone from Heavy Commercial (C2) to Single Family Residential (A.27) on the property located on the south side of Burbank Drive, to the east of Bluebonnet Boulevard, on a portion of Tract Y-2-A-1 of the property of Longwood and Burtville. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-9-19 and S-11-19

[Application](#) [Staff Report](#)

4. **S-11-19 Bellegrove Square**

Proposed major low density single family residential subdivision to the south of Burbank Drive and east of Bluebonnet Boulevard, on Tract Y-2-A-1 of the Longwood & Burtville Property. (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UOC for Planning Commission consideration if the companion plan amendment and rezoning are approved

Related to PA-9-19 and 48-19

[Application](#) [Staff Report](#) [Plans](#)

5. **Case 27-19 226 and 248 Staring Lane**

To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to Magnolia Crossing

[Application](#) [Staff Report](#)

6. **S-7-19 Magnolia Crossing**

Proposed major low density single family residential subdivision to the east of Staring Lane, south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property. (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approved

Related to Case 27-19

[Application](#) [Staff Report](#) [Plans](#)

7. **Case 43-19 166 West Chimes Street and 185 West State Street**

To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on property located on the north side of West Chimes Street, and the south side of West State Street, west of Highland Road, on Lot 8 and a portion of Lot 24, Block 1 of Campanile View Subdivision. Section, 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 44-19 9162, 9174, 9186 Jefferson Highway**
 To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
9. **Case 45-19 598, 599 Warbler Crossing Avenue**
 To rezone from Heavy Commercial (C2) to Single Family Residential (A2.7) on the property located on the north side of Burbank Drive, to the south of Highland Road, on Tract M-2-1 and a portion of Tract M-2-2 of Willows at Bayou Fountain Subdivision. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to S-8-19
[Application](#) [Staff Report](#)
10. **S-8-19 Willows at Bayou Fountain, Phase 4**
 Proposed major low density single family residential subdivision to the north of Burbank Drive and south of Highland Road, on Lots 38, 39, 48, 49, 59, 60, D, E, M-2-1, and M-2-2 of the Willows at Bayou Fountain Subdivision, Phases 1 & 2 (Council District 3 - Loupe)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approved
Related to Case 45-19
[Application](#) [Staff Report](#) [Plans](#)
11. **Case 46-19 3135 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges) (C-AB-2) on the property located on the north side of Government Street to the west of Beverly Drive, on a portion Lots 2 and 3, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
12. **Case 47-19 6463 Moss Side Lane**
 To rezone from Transition (B1) to Light Commercial (LC1) on the property located at the northeast intersection of Moss Side Lane and Quail Drive, on Lot 1-A of Moss Side Place Subdivision. Section 42, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

13. **Case 49-19 14500-15000 UND Airline Highway**
 To rezone from Rural to Light Commercial (LC3) on the property located on the south side of Airline Highway, to the east of Barringer Foreman Road, on a portion of Lot B-2-C-1-A-1 of the Daniel W. Barringer Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
14. **ISPUD-5-19 Highland Grove (7507 Highland Road)**
 Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
15. **ISPUD-6-19 The Vue on Parker**
 Proposed multi-family residential development with parking structure located south of Gourrier Avenue, northeast of Janet Avenue, and northwest of West Parker Boulevard, on Lots 1, 2, 3, 4, and 5 of the University View Homesites Subdivision. Section 66, T7S, R1W GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
16. **RV-9-19 Gayosa Street**
 Revocation of a portion of a 50 foot right-of-way between North 14th and North 15th Streets. (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)
17. **HL-1-19 Crawford House (1855 Country Club Drive)**
 Proposed Local Landmark on property located on the east side of Country Club Drive, north of Woodland Drive, and south of Westdale Drive, on Lot 34-C-1 of the Country Club Place Subdivision (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a local Historic Landmark being culturally and architecturally significant
The HPC recommended approval following a public hearing on June 12, 2019, by a vote of 5-0
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

18. **PUD-2-00 Burbank University, Concept Plan revision 8**

Revision to concept plan to reflect proposed additional vehicular access points on property located between Bayou Fountain and Nicholson Drive, to the north, south, east and west of the intersection of West Lee Drive and Burbank Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-A-3, B-3-B-1-B, B-2-A-1-A, B-2-A-1-A-2, B-2-A-1-B, B-2-A-1-C, C-1-A-1-A-2, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C, CA-1, CA-2, C-A-3-A, CA-4, CA-5, C-1-A-1-A-3-C-4-A, LOTS 1-195 of the Nelson Property. Sections 1, 35, and 37, T8S, R1W; Sections 6, 48, 49, T8S, R1E; Sections 31 and 64, T7S, R1E; Section 36, T7S, R1W, GLD, EBRP, LA

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code for Planning Commission consideration

(Council District 3-Loupe and 12-Freiberg)

[Application](#) [Staff Report](#) [Plans](#)

19. **CUP-3-19 Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd)**

Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

20. **TND-1-07 Phase 6A, Rouzan Final Development Plan**

Proposed low density residential lots and the extension of Belfluer Street and Deaux Park Drive on property located south of Perkins Road, west of Pollard Parkway, on a portion of Lot RZ-3-D of the Ralph Ford Property, of the Rouzan Subdivision. Sections 1, 35, and 37, T8S, R1W; Sections 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

21. **S-9-19 University Cove**

Proposed major low density single family residential subdivision located northeast of the intersection of Loyola Drive and Druid Circle, on Lots 6-Q and Y-Z of the University Hills Subdivision (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

22. **S-10-19 Woodstock Park, Filing 1, Phase A & B, and Filing 2**

Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

23. **MP-1-19 Leo's Mobile Home Park (4250 Blount Road)**

Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision. (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN